

mortgage, at any time after such default, to sell the property therein mortgaged at public auction for cash, and to grant and convey the said property to the purchaser or purchasers thereof, his, her, or their heirs and assigns, upon giving notice of the time, place manner and terms of said sale, by advertisement for more than twenty (20) days prior to the day of sale in some newspaper published in Frederick County, and in the event of sale to apply the proceeds as in said mortgage stipulated. All of which will fully appear by reference to said mortgage filed in these proceedings as "Exhibit Mortgage" and which, together with all other exhibits herewith produced, it is prayed may be taken and considered as a part of this petition and report.

SECOND: Default having been made in the payment of the principal and interest due upon said mortgage, as in said mortgage provided, G. Leicester Thomas, by G. Leicester Thomas, Jr., under and by virtue of a certain Power of Attorney from the said G. Leicester Thomas to the said G. Leicester Thomas, Jr., which said Power of Attorney is recorded among the Land Records of Frederick County, Maryland, on December 11, 1964, in Liber 714, Folio 730, on the 20th day of July, 1965, assigned the said mortgage to the said William W. Wenner for the purpose of foreclosure, as will appear in the said "Exhibit Mortgage".

THIRD: That subsequent to the said assignment, the said William W. Wenner, Assignee, advertised said parcel of real estate conveyed by said mortgage as hereinabove mentioned at public auction and filed his duly approved bond as required by law after giving notice of the time, place, manner and terms of sale, by advertisement in the Frederick News-Post, a newspaper published in Frederick County, Maryland, once a week for three successive weeks, being more than twenty (20) days before said sale, and did pursuant to said notice attend at the front door at the Court House in Frederick City, Frederick County, Maryland, on Thursday, September 2, 1965, at the hour of 11:00 O'Clock A.M. (Eastern Daylight Saving Time) and then and there did proceed to sell said real estate as follows:

Your assignee offered the parcel of said mortgaged property and received a bid therefore of Seven Thousand, Six Hundred Dollars (\$7,600.00), which was then and there the highest and best bid your Assignee received for said parcel of mortgaged premises; and your Assignee did then and there sell said mortgaged premises, together with the improvements thereon, to Mary A. Barthel and George J. Barthel as joint tenants and not as tenants in common, at and for the sum of